

61-30

HK 6582PG225

TRANSFER
TAX
PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS

022625

That THAYER GARDEN ASSOCIATES, a Maine limited partnership having a principal place of business c/o Eagle Management, Inc., 118 Washington Street, Holliston, Massachusetts, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by EWT, LLC 8, a New Hampshire limited liability company whose mailing address is 45 Centre Street, Concord, NH 03301, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said EWT, LLC 8, its successors and assigns forever, *with quitclaim covenants,*

A certain lot or parcel of land with buildings thereon situated in Waterville in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

COMMENCING on the westerly right of way line of Quarry Road, so-called, at an iron pin marking the northeast corner of a parcel of land now or formerly owned by Ken-A-Set Associates, formerly known as the Greater Waterville Association for Retarded Children, and thence N63° 16' 51" W along an old wire fence marking the northerly boundary of the aforementioned Ken-A-Set Associates' property a distance of five hundred fifteen (515) feet, more or less, to the low water mark on the easterly shore of the Messalonskee Stream, so-called, and thence in a general northerly direction following the low water mark of the easterly shore of the Messalonskee Stream, so-called, a distance of approximately one thousand three hundred twenty (1,320) feet, more or less, to a point where the low water mark of the easterly shore of the Messalonskee Stream, so-called, intersects the right of way line of the interstate highway I-95 and thence S 70° E a distance of two hundred thirty (230) feet, more or less, to a state highway monument and thence S 46° 51' 8" E a distance of two hundred eighty-five and sixty-seven hundredths (285.67) feet, more or less, to a state highway monument and thence S 21° 43' 15" E a distance of ninety-two and sixty-eight hundredths (92.68) feet, more or less to a state highway monument and thence S 6° 8' 30" E a distance of one hundred seventy-six and twenty-four hundredths (176.24) feet, more or less, to a state highway monument and or iron rod thence N 85° 24' 43" E a distance of sixteen and five hundredths (16.05) feet, more or less, to an iron pin and thence S 5° 25' 0" E a distance of three hundred fifty-seven and twenty-eight hundredths (357.28) feet, more or less, to an iron pin and thence S 11° 42' 59" E a distance of two hundred thirty-three and fifty-four hundredths (233.54)

3
Steven Beale
Skelton, Tantor.

61-30

BK 6582 PG 226

feet, more or less, to an iron pin and thence S 6° 38' 0" E a distance of four hundred and forty-nine hundredths (400.49) feet, more or less, to an iron pin marking the point of beginning.

EXCEPTING and reserving from the above parcel of land the right of the Maine State Highway Department to have water flow in a westerly direction from a culvert located under Quarry Road and off the property to the Messalonskee Stream, so-called, as more particularly described in a Notice of Lay Out and Taking, recorded in the Kennebec County Registry of Deeds in Book 1133, Page 397. See also the State Highway Survey and Plan recorded in the Kennebec County Registry of Deeds in Plan Book 25, Page 41.

EXCEPTING and reserving from the above parcel of land the rights of New England Telephone and Telegraph Company as more particularly identified in a deed of easement between Maine Development Associates I and New England Telephone and Telegraph Company dated October 22, 1975, recorded in the Kennebec County Registry of Deeds in Book 1860 at Page 171.

EXCEPTING and reserving from the above parcel of land the rights of Central Maine Power Company as more particularly identified in a deed of easement between Maine Development Associates I and Central Maine Power Company dated October 1, 1975, recorded in the Kennebec County Registry of Deeds in Book 1872 at Page 284.

THE aforementioned property was acquired by Thayer Garden Associates by that certain Warranty Deed of Maine Development Associates I dated August 9, 1982, and recorded in the Kennebec County Registry of Deeds in Book 2495, Page 160.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said EWT, LLC 8, its successors and assigns, to it and its use and behoof forever.

61-30

BK 6582PG227

IN WITNESS WHEREOF, the undersigned THAYER GARDEN ASSOCIATES,
a Maine limited partnership, has caused these presents to be signed in its name by its general
partner this 8 day of August, 2001.

Signed, Sealed and Delivered

in the presence of

THAYER GARDEN ASSOCIATES

Stephen P. Beale

By: Leonard A. Cline
Leonard A. Cline
General Partner

STATE OF MAINE

Androscoggin, SS.

August 8, 2001

Then personally appeared the above named Leonard A. Cline as the person who signed
the foregoing quitclaim deed with covenant as general partner of Thayer Garden Associates, a
Maine limited partnership and acknowledged the foregoing instrument to be his free act and deed
in his said capacity and the free act and deed of the said Thayer Garden Associates.

Before me,

Stephen P. Beale
~~Notary Public~~ ATTORNEY AT LAW
Name Printed : STEPHEN P. BEALE
My Commission Expires: _____

3 RECEIVED KENNEBEC SS.

2001 AUG -9 AM 9:00

ATTEST: Thomas Reed Mann
REGISTER OF DEEDS